



Baltimore County Master Plan 2030

Reflecting edits from Baltimore County Planning Board, June 29, 2023

DRAFT

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Water Resources Element

Baltimore County Department of Planning
July 10, 2023

History of the Water Resources Element and Guidance

The Water Resources Element (WRE) is an examination of all water resources in Baltimore County, Maryland. It includes public and private drinking water supplies, public and private wastewater disposal systems, and stormwater runoff from existing and proposed land uses. The intent of the analysis is to ensure safe and adequate supplies of drinking water, adequate facilities for wastewater disposal, protection of high-quality natural resources, and restoration of impaired waterways. Incorporated into the County's land use plan - Master Plan 2030, the WRE will inform policies and actions to be implemented over the next decade and beyond.

Developed in response to House Bill 1141 from the 2006 legislative session, entitled Land Use - Local Government Planning, the WRE will assist in protection and restoration of all water resources, including the Chesapeake Bay, also requiring that a WRE be included in local land use plans. The purpose of the WRE is to identify: (1) "drinking water and other water resources that will be adequate for the needs of existing and future development proposed in the land use element of the plan; and, (2) suitable receiving waters and land areas to meet stormwater management (SWM) and wastewater treatment and disposal needs of existing and future development proposed in the land use element of the plan" (Land Use Article §1-410 and §3-106). Maryland Department of Environment's (MDE) role is to "review the water resources element to determine whether the proposed plan is consistent with the programs and goals of MDE reflected in the general water resources program required under § 5-203 of the Environment Article". In 2007, Maryland issued its first WRE Models and Guidelines to assist local governments with planning and zoning authority in developing their WREs. (Source: MDP website)

New Challenges

Since the issuance of the original guidance in 2007, there have been substantial changes to Maryland's water resource and environmental management programs. Specifically, Chesapeake Bay restoration has changed from a voluntary program guided by the Tributary Strategies framework to a regulatory program under the authority of the federal Clean Water Act (CWA) and guided by the 2010 Total Maximum Daily Load (TMDL) and related implementation plans. Maryland developed a 2019 Phase III Watershed Implementation Plan that charts a course to achieve Chesapeake Bay nutrient and sediment Water Quality Standards (WQS) by 2025. Additionally in 2015, the Maryland Commission on Climate

Change was codified into law (Environment Article §2-1301 through 1306), requiring state agencies to review their "planning, regulatory, and fiscal programs to identify and recommend actions to more fully integrate the consideration of Maryland's greenhouse gas reduction goal and the impacts of climate change." This includes explicit consideration of sea level rise, storm surges and flooding, increased temperature and precipitation, and extreme weather. The legislation also calls on state agencies to assist "local governments in supporting community-scale climate vulnerability assessments and the development and integration of specific strategies into local plans and ordinances." These statutory and regulatory changes, as well as additional state legislation mandating nuisance flood plans for coastal jurisdictions, siting and design guidelines for certain state-funded buildings, and a statewide plan to adapt to saltwater intrusion and salinization, all have a direct impact on water resource management and land development programs and policies.

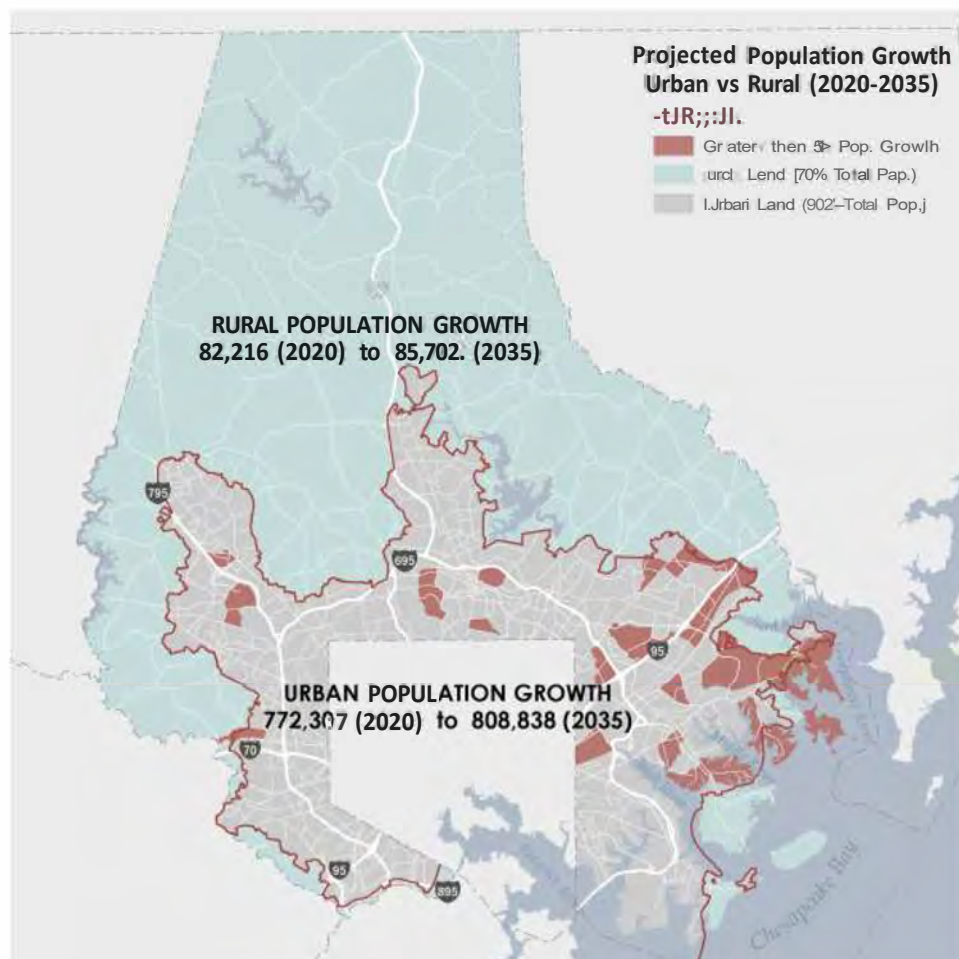
In 2020, Maryland Department of the Environment, Maryland Department of Natural Resources and Maryland Department of Planning convened a team to consider these updates to Maryland's water resources programs and recommend any needed updates to the 2007 WRE guidelines. The agencies agreed that ongoing climate change impacts to water quantity and quality require integrating climate change considerations into the WRE and related local planning and zoning decisions to ensure consistency with Maryland's water resources programs. Doing so will ensure that drinking water, wastewater and stormwater management (SWM) programs can support planned growth and development, while also ensuring public health and safety protections from known or reasonably foreseeable climate hazards. (Source: MDP website)

Baltimore County's first WRE and associated technical memos were submitted to the Maryland Department of Planning in

2010 as part of Master Plan 2020. The data and analysis enacted in the 2010 WRE are still applicable to current conditions and reanalysis is not required. This WRE serves to address new issues introduced in the State's recently updated guidance.

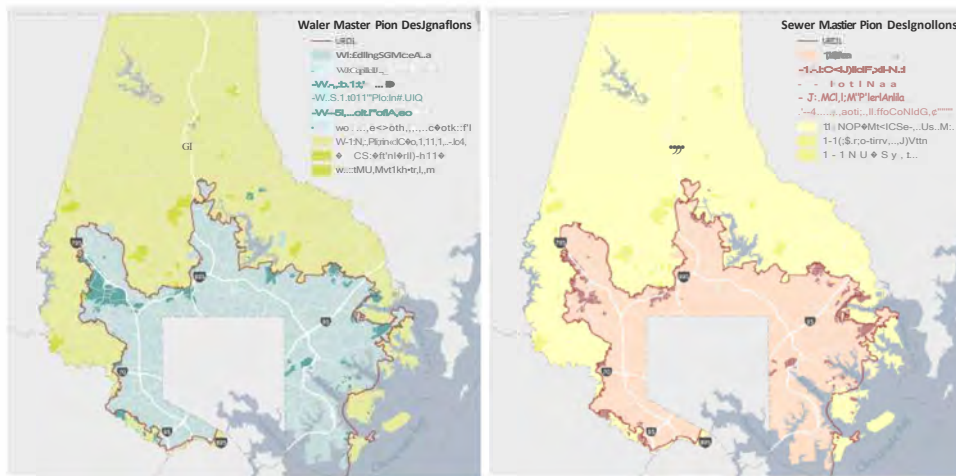
Water and Sewer Needs

The Round 10 Population and Households Forecast by Transportation Analysis Zones (TAZ), divided into urban and rural areas, will not significantly change based on new land use recommendations made in Master Plan 2030. The forecast was formulated by considering current development trends and development in the pipeline in Baltimore County. Any land use recommendations made in Master Plan 2030 will be incrementally implemented and the projected population increase within the next 10 years will be too small to change the conclusions of this WRE.



Urban TAZs are currently the areas served by public water and sewer, which is provided by the City of Baltimore. In 2035, the Round 10 forecast indicates that 808,838 people will live in the urban TAZs in Baltimore County (while 85,702 people are forecasted to live in the rural TAZs in 2035).

However, there are TAZs which are part in and part out of the County's Urban Rural Demarcation Line (URDL). Some areas outside the URDL may be served by public water and/or sewer, but most will be served by well and septic.



The *Baltimore County 2010 WRE* indicated that there will be adequate public water and sewer to serve a 2035 projected urban population of 810,411. Also, the *County's 2010 WRE* indicates that projected nonresidential water and sewer demand (commercial, industrial) has been accounted for in its analysis.

Since (a) the current Round 10 urban population forecast of 808,838 is less than the projected 2035 urban population analyzed in the *2010 WRE* of 810,411, (b) the Round 10 forecast will not significantly change based on land use recommendations from the Master Plan 2030, and (c) the available water and sewer allocations from Baltimore City have not decreased, there appears to be sufficient capacity available to support the expected water and sewer demands resulting from implementation of the land use plan in Master Plan 2030.

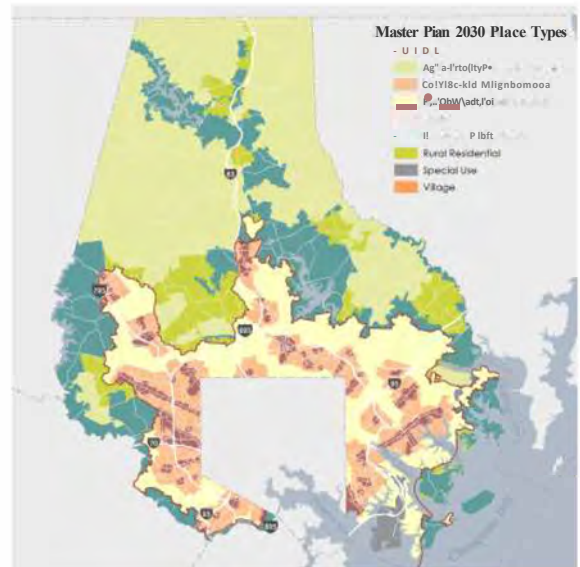
Baltimore County's Water Supply and Sewerage Plan 2020 Triennial Review provides a more detailed study on water and sewer infrastructure.

However, this WRE recommends that the County collaborate with Baltimore City to determine whether any parts of the sanitary sewer system might experience greater infiltration and inflow (I&I) due to age and potentially higher water tables due to greater average annual rainfall associated with climate

change. Greater I&I could reduce Wastewater Treatment Plant (WWTP) capacity in addition to collection conveyance capacity. Although Baltimore City incorporates I&I into its projected wastewater flows within its water and wastewater plan, the County should determine whether the city includes the impact of climate change on I&I.

Stormwater Impacts

Within the URDL, the Master Plan 2030 Growth Framework calls for growth to be guided by the proposed retrofitting model. As a result, the quality of stormwater runoff is expected to improve since the state's stormwater redevelopment requirements mandate this improvement. In rare cases when waivers are provided for redevelopment, the quality of stormwater runoff should at least not worsen. State stormwater management requirements for redevelopment require water quality treatment of 50% of the existing impervious area. This equates to treatment of 1 inch of runoff over 50% of the existing impervious area of the redevelopment site.



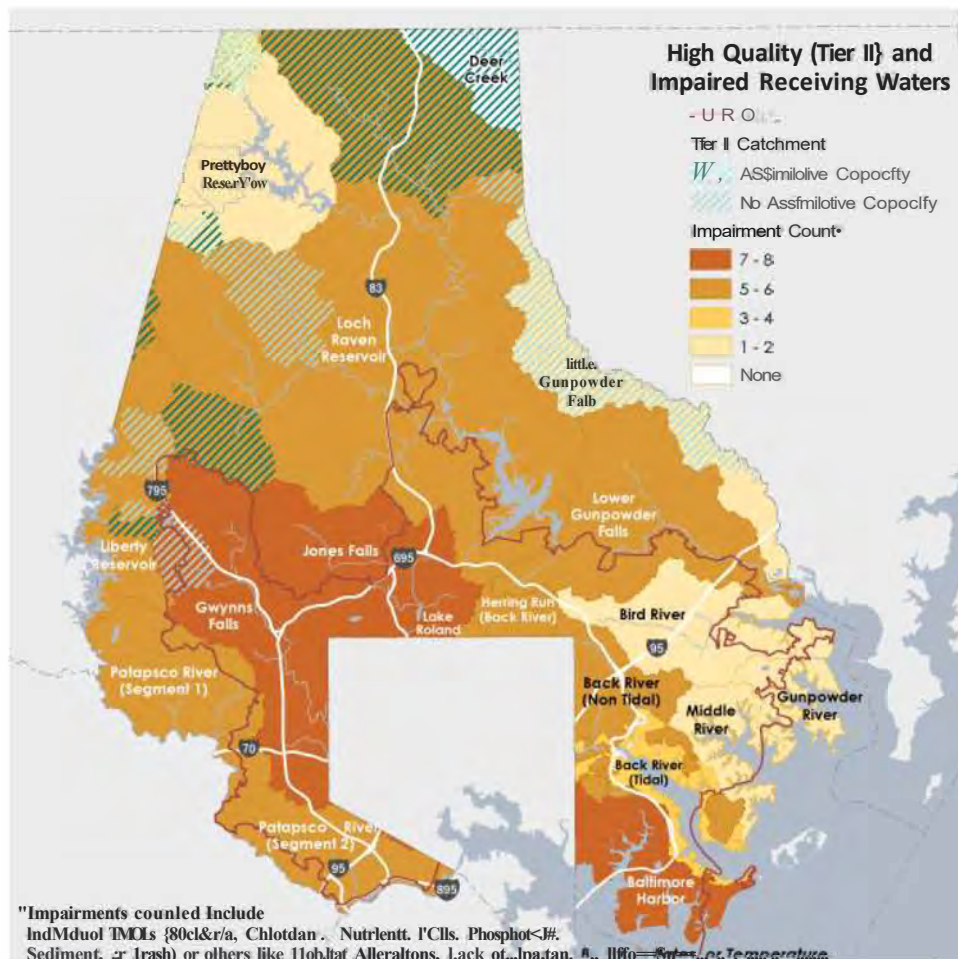
Therefore, urban redevelopment will either contribute to, or have no impact on the County's progress toward meeting total maximum daily load (TMDL) goals for impaired receiving waters. Redevelopment will not increase threats to healthy receiving waters.

In nearly all circumstances, redevelopment is expected to reduce the quantity of stormwater runoff. Quantity management is required at all new development or redevelopment sites in interjurisdictional waterways (e.g.

Gwynns Falls, Jones Falls, and Herring Run), and is required when there are known flooding problems. Additionally, most redevelopment occurs at sites with no existing stormwater management facilities, and the redevelopment must either create stormwater management facilities that reduce stormwater runoff quantities (the 1" of runoff over 50% of the existing impervious area, plus full SWM requirements for any additional impervious surface created), or the redevelopment reduces the impervious surfaces thereby reducing stormwater runoff quantities.

Outside the URDL, development on individual septic systems is expected to continue, with a forecasted population increase of 3,486 in rural TAZs between 2020 and 2035. The Maryland State Data Center's projections indicate a projected household size of 2.53 people per household in 2035, down from 2.55 people per household in 2020. This translates into about 1,378 additional rural households in Baltimore County with new septic systems and stormwater runoff from new impervious surfaces.

To ensure the County's success in protecting high quality receiving waters (i.e. Tier II) as growth continues, where growth cannot be avoided within Tier II receiving waters, this WRE recommends employing all applicable environmental regulations to minimize pollution (e.g. forest conservation, stream buffer, Chesapeake Bay Critical Area, stormwater management, resource conservation zoning, etc.) Additionally, this WRE recommends exploring impervious surface and pollution load offset requirements to mitigate any impacts that may remain after environmental regulations are applied to development projects in high quality watersheds.



Impairments specific to each watershed in the above map are detailed in section 10 of the County's 2022 Annual Report of the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit. (PDF) The Tier II assimilative capacity is a measure for determining when Tier II stream water quality is diminished or degraded beyond natural changes in condition.

Impaired Receiving Waters

Reductions in pollution loads are needed to meet Chesapeake Bay TMDL requirements and to achieve local TMDLs for impaired waters. Success will depend on federal, state and local policies and programs.

To help ensure the County's success in meeting TMDLs for impaired receiving waters as growth continues, this WRE

recommends the County continue to track pollution load reductions within the County's Municipal Separate Storm Sewer System (MS4) and septic system sectors, as described in the County's TMDL implementation plans and required by the NPDES MS4 permit. Additionally, this WRE recommends the County identify and evaluate methods for tracking pollution load reductions from the agriculture and wastewater sectors, and pollution load reductions from neighboring counties and MS4 permittees to interjurisdictional watersheds.

Flood Management Process

Within the URDL, the *Master Plan 2030 Growth Framework* calls for growth to be guided by the proposed retrofitting model. In certain circumstances redevelopment may increase stormwater runoff volume. The WRE recommends that County agencies identify where flooding might increase as a result of redevelopment overtime.



This WRE recommends that County agencies consult with local and state legal counsel to determine what the County can do under its local code to help protect homes located in the breach inundation area of a dam. The County is aware of addresses which could be directly or indirectly impacted by potential dam breaches, though breach inundation maps are considered sensitive. Dam breaches are addressed in *Baltimore County's Hazard Mitigation Plan 2021 (Update)*.

The County's Department of Public Works and Transportation (DPWT) tracks drainage complaints and Emergency Management tracks what the County calls drainage concerns

(i.e. emergency services respond to flooding emergencies). DPWT's Bureau of Highways reports flooding roads.

The County also periodically completes a stormwater drainage assets assessment. This entails staff going out into the field to evaluate the physical condition of drainage assets and then using a model to assess adequacy in comparison to 2, 5 and 10-year storms. The United States Army Corps of Engineers did this as well for future storms influenced by climate change in 2050 and 2080 for Turner Station only.

A new Stormwater Drainage Asset Management (SDAM) is being developed. The SDAM is a system to be implemented Countywide over the next decade. A limited 7-area pilot is almost complete and should be available as a demonstration by the end of 2023. Flooding incidents, as mentioned above, are tracked and will help inform the SDAM score.

In addition to the strategies of this WRE, the County will also continue to identify and address flooding issues through the *Baltimore County Nuisance Flooding Plan*, regular *Hazard Mitigation Plan* updates, and adoption of stormwater management ordinance changes in response to State stormwater regulation and design standard updates likely to be adopted pursuant to 2021 SB 227 legislation.

Climate Change Adaptation

In April 2021, the *Baltimore County Climate Action Plan: Resilience Assessment for General County Government Assets* was completed. The assessment represents an extensive analysis of expected climate change impacts on the stormwater drainage network and on all county-owned assets, including risks to sewer pump



stations. The assessment identifies the most critical issues and risk factors and provides specific recommendations on standards and procedures as well as capital projects moving forward.

Climate change is expected to increase the intensity, duration and frequency of precipitation events, which will increase flooding. Baltimore County is working with MDE to understand and mitigate these impacts through the Advancing Stormwater Resiliency in Maryland program.

The WRE recommends implementation of the resilience assessments strategies and projects, including completing cost-benefit analyses as needed to inform decision-making.

Conclusion

Baltimore County has met the best practices in the state's WRE guidance update to the degree possible given limitations of cost and time. Before the subsequent Master Plan update, the WRE recommends that County agencies identify and address data gaps, issues, and needed studies and analyses as recommended by the State's WRE guidance update.

Efforts to implement the WRE's strategies will be tracked the same way as in other sections of Master Plan 2030. The Implementation Framework will be created after the plan is adopted by the Baltimore County Council and will include implementation strategies and tracking of progress.

**Master Plan 2030 Water
Resources Element
Storymap**

Baltimore County
Department of Planning

Livable Built Environment				
Goal 1: Elevate the quality of the built environment to ensure an equitable, sustainable and prosperous place for all people with communities that thrive and cultivate their unique identities.				
<i>Implementation Metric: Increase number of mixed-use, walkable development projects that are approved for development inside Node place types.</i>				
LBE.G1.A1	Create a redevelopment framework that reinforces the existing Urban-Rural Demarcation Line (URDL) and focuses on redevelopment strategies through community planning policies. Baltimore County's Urban-Rural Demarcation Line (URDL) was established over fifty years ago and has not been systematically reviewed for at least four decades. Prior to beginning work on the next Master Plan, the Planning Board and staff should conduct a comprehensive review of the Urban-Rural Demarcation Line (URDL) to determine whether it contributed to past racial and economic segregation and is meeting the current and future needs of Baltimore County and the Baltimore region.	Ongoing (6-10 years)	Planning Economic and Workforce Development (DEWD) Housing and Community Development (DHCD)	
LBE.G1.A2	Evaluate the current Planned Unit Development (PUD) process to assess its success and ensure it is transparent, clearly articulates eligibility requirements, conveys tangible community benefits and ensures a higher quality development.	Short-term (1-2 years)	Planning Rec and Parks Public Works and Transportation (DPW&T) Zoning/Permits, Approvals and Inspections (PAI) County Council	
LBE.G1.A3	Create new and adjust existing overlay districts with implementation tools and incentives to encourage walkable, mixed-use development in and near transit stations by utilizing a smart growth framework.	Ongoing (6-10 years)	Planning Zoning/PAI DPW&T DEWD Maryland Transit Authority (MTA) DHCD	
LBE.G1.A4	Utilize nature-based solutions (NBS) as a vehicle for delivering green, resilient and inclusive development (GRID) to reduce the negative effects of climate change.	Ongoing (6-10 years)	Planning Environmental Protection and Sustainability (EPS) Recreation and Parks DPW&T Neighbor Space	
LBE.G1.A5	Identify older sub-standard buildings and provide incentives for adaptive re-use utilizing community input.	Mid-term (3-5 years)	Planning Building Inspection/PAI Zoning/PAI	

LBE.G1.A6	Expand strategies to encourage greyfield development (i.e., older shopping centers) to incentivize and eliminate barriers to (re)development.	Short-term (1-2 years)	Planning Rec and Parks DEWD DPW&T EPS DHCD Zoning/PAI	
LBE.G1.A7	The Department of Planning and the Planning Board shall create a task force to study the current Comprehensive Zoning Map Process (CZMP) and recommend improvements to make it more effective and easier for retrofitting communities as proposed in the Growth Framework.	Ongoing (6-10 years)	Planning Planning Board	
LBE.G1.A8	Explore requiring LEED certification or Green Building Code standards in excess of LEED silver for commercial and residential construction.	Mid-term (3-5 years)	Planning EPS PAI	
LBE.G1.A9	Streamline the Development Review process. Departments with review responsibility during the Phase 1 Review process should coordinate decisions before responding to developers with requested or recommended changes to a development plan.		Planning EPS Zoning/PAI Real Estate Compliance/Zoning Development Plans Review/DPW&T	
		Short-term (1-2 years)	Rec and Parks State Highway Administration (SHA)	
LBE.G1.A10	Study existing zoning overlay districts and create new overlay districts or create a new zone(s) in order to allow the intended place type uses in the Growth Framework Plan	Short-term (1-2 years)	Planning Zoning/PAI	
LBE.G1.A11	Maintain the currency of the Place Types Map through periodic reevaluation and revision of the map based on analysis or growth and development needs and trends, small area plan studies and special area studies.	Mid-term (3-5 years)	Planning	
Goal 2: Provide quality mixed-income housing options to meet the needs of a diverse population and to strengthen neighborhoods.				
Implementation Metric: Increase number of affordable housing units in areas identified as opportunity areas by Baltimore County DHCD.				
LBE.G2.A1	Establish zoning practices that remove barriers and supports mixed-use and mixed-income development for a wide-range of housing options. Allow housing development in certain commercial zones in Affordable Housing Opportunity Areas.	Mid-term (3-5 years)	Planning Zoning/PAI DHCD County Council	
LBE.G2.A2	Partner with non-profit organizations and/or land trusts to reduce barriers for homeownership.	Ongoing (6-10 years)	DHCD Planning County Executive Office	

LBE.G2.A3	Establish age- and disability-friendly policies to support and enhance initiatives for aging in place and people with disabilities.	Ongoing (6-10 years)	Planning Aging Zoning/PAI DHCD
LBE.G2.A4	Establish place-based strategies to improve and enhance the housing stock in older communities.	Mid-term (3-5 years)	DHCD Planning Zoning/PAI
LBE.G2.A5	Use the recently established definitions (PDF) of “uninhabited” and “vacant structure” to establish a strategy for revitalization.	Mid-term (3-5 years)	DHCD Planning Code Enforcement Zoning/PAI
LBE.G2.A6	Leverage recent code changes to expand the opportunities to establish Accessory Dwelling Units (ADUs). Continue to explore if additional code changes are necessary.	Mid-term (3-5 years)	DHCD Planning Zoning/PAI County Council County Executive Office
LBE.G2.A7	Finalize the ongoing study of County-owned land to identify underutilized areas that can be used for affordable housing units.	Short-term (1-2 years)	DHCD Planning Zoning/PAI Property Management
LBE.G2.A8	Increase a healthy housing market in older communities while ensuring affordability within these areas to prevent displacement.	Ongoing (6-10 years)	DHCD Code Enforcement/PAI Planning
LBE.G2.A9	In support of encouraging the new development of attainable housing consistent with retrofitting communities as proposed in the Growth Framework, the Baltimore County Department of Housing and Community Development (DHCD) shall identify and pool currently available Baltimore County, State and Federal incentives and resources available to residents and developers. In addition, DHCD, in concert with other County departments, shall identify and propose potential new incentives which may include additional financial assistance, new infrastructure and public improvements as well as administrative support which may include streamlining and expediting County approvals processes.	Ongoing (6-10 years)	DHCD Planning PAI
Goal 3: Develop a multi-modal transportation system that reduces automobile dependency, strengthens connectivity and improves accessibility between places and functions to			
<i>Implementation Metric: Increase the percent of workers who bike, walk or take transit to work (census) inside the URDL.</i>			
LBE.G3.A1	Implement The Baltimore County Bicycle and Pedestrian Master Plan to expanded bicycle access and use and provide links to green networks.	Short-term (1-2 years)	DPW&T Planning Rec and Parks

AP.14 Livable Built Environment—Goals, Actions and Metrics

LBE.G3.A2	Modify parking minimums for the following scenarios: areas in need of redevelopment; development proposed to be located around a half-mile of transit stops; and urban areas where shared parking is encouraged.	Mid-term (3-5 years)	Planning Zoning/PAI DEWD	
LBE.G3.A3	Implement the federal-funded “Safe Routes to School” (SRTS) program to promote walking and bicycling to school through land use plans and policies.	Ongoing (6-10 years)	Planning Baltimore County Public School Board DPW&T	
LBE.G3.A4	Coordinate with the Maryland Transit Administration (MTA) and institutions to expand the Baltimore County locally operated transit services to support employment, meet the needs of seniors and connect residents to services.	Ongoing (6-10 years)	Planning DPW&T MTA Educational Institutions	
LBE.G3.A5	Work with The Maryland Department of Transportation (MDOT) to develop a Transit Oriented Development (TOD) strategic plan to increase the use of transit services and connect jobs, housing, entertainment and retail.	Mid-term (3-5 years)	Planning DEWD DHCD DPW&T MTA	
LBE.G3.A6	Include the Complete Streets approach in small area plans to guide development projects, revitalization efforts or redevelopment and examine the role of transit.	Ongoing (6-10 years)	Planning DPW&T Maryland Department of Transportation (MDOT)	
LBE.G3.A7	Increase the presence and number of electric vehicles (EVs) and electric vehicle charging stations on public and private property.	Ongoing (6-10 years)	Office of Sustainability County Executive Office Property Management PAI	
LBE.G3.A8	Support opportunities for expanding transit services and micro-mobility services to better connect communities and regional jurisdictions.	Mid-term (3-5 years)	Planning DPW&T County Executive Office DEWD	
LBE.G3.A9	Conduct research for the development of Connected and Automated Vehicles (CAV) policies related to street design and parking to prepare for autonomous vehicles.	Ongoing (6-10 years)	Planning DPW&T County Executive Office Zoning/PAI Budget and Finance Office	
LBE.G3.A10	Baltimore County shall work with the MTA, Baltimore City and County communities to establish an east to west transit service, a “Red Line”, that runs from west of Security Square Mall in Woodlawn into Trade Point Atlantic and possibly Essex.	Ongoing (6-10 years)	Planning DPW&T Maryland Department of Transportation (MDOT) Baltimore City	

Goal 4: Align capital investments with adopted growth strategies to limit negative impact of growth and ensure benefits are distributed equitably.				
<i>Implementation Metric: Decrease the average age of water, sewer and bridge infrastructure in vulnerable communities and Countywide</i>				
LBE.G4.A1	Leverage the County's recently created green infrastructure program to equitably integrate climate resilient features into County projects to help combat the impacts of climate change.	Ongoing (6-10 years)	Planning DPW&T Office of Sustainability County Executive Office EPS Rec and Parks PAI	
LBE.G4.A2	Evaluate existing and new regulatory incentives to integrate Low Impact Development (LID) practices into all new (re)development.	Ongoing (6-10 years)	Planning DPW&T DEWD Office of Sustainability Zoning/PAI EPS	
LBE.G4.A3	Consider adopting policies and programs to promote renewable energy production and energy efficiency.	Ongoing (6-10 years)	Planning Office of Sustainability EPS DEWD DPW&T BGE	
LBE.G4.A4	Expand and update sewer systems to reduce the number of septic systems within URDL.	Ongoing (6-10 years)	Planning EPS DPW&T Planning DEWD	
LBE.G4.A5	Establish a multi-agency effort to update regulations and policies to address road standards, aging water and sewer infrastructure, and storm water management to support sustainable (re)development inside URDL.	Ongoing (6-10 years)	County Executive Office Office of Sustainability County Council DPW&T Maryland Department of Transportation (MDOT)	

LBE.G4.A6	Improve digital equity by sustaining the County's near-universal broadband access (internet service) to ensure it remains affordable and available to all residents while increasing digital literacy.	Mid-term (3-5 years)	Office of Information Technology (OIT) Planning Budget and Finance Office Aging DEWID Baltimore County Public Library (BCPL) Baltimore County Public Schools (BCPS)
Goal 5: (Re)develop community facilities for education, recreation and safety, while advancing equity, environmental priorities, and adaptation to future growth patterns.			
<i>Implementation Metric: Increase capital funding amounts to improved and constructed community facilities.</i>			
LBE.G5.A1	Sustain an open and transparent community input process for (re)development of community facilities.	Short-term (1-2 years)	Planning County Council Office County Executive Office Aging Property Management PAI
LBE.G5.A2	Complete ongoing evaluation of existing community facilities to increase investments equitably for expansion and additional services.	Short-term (1-2 years)	Planning County Council Office County Executive Office Aging Property Management PAI
LBE.G5.A3	Ensure future County construction or major renovation designed to meet at least LEED Silver standards.	Mid-term (3-5 years)	Planning PAI Property Management Planning
LBE.G5.A4	Incorporate smart technologies into County facilities to improve and enhance remote work/education capabilities and to address current and future needs.	Ongoing (6-10 years)	OIT Executive Office Aging Property Management PAI

LBE.G5.A5	Conduct a county-wide study to determine where new community facilities should be constructed to achieve equity and accessibility.	Mid-term (3-5 years)	Planning County Council Office County Executive Office Department of Aging Property Management PAI BCPL	
LBE.G5.A6	Create a transparent and equitable approach to determine where capital improvement projects should be located to ensure equitable county-wide investment.	Short-term (1-2 years)	Planning County Council Office County Executive Office Aging BCPL Property Management PAI	
LBE.G5.A7	Build multi-use facilities that are adaptable and meet the needs of all community members.	Ongoing (6-10 years)	Planning Council Office Executive Office Department of Aging BCPL Property Management PAI	
LBE.G5.A8	Evaluate and improve the ability of existing and proposed County facilities to withstand the impacts of climate change.	Ongoing (6-10 years)	Planning EPS Property Management DPW&T	
Goal 6: Retain the identity of existing neighborhoods by intentionally directing redevelopment and elevating the quality of places through historic preservation. Implementation Metric: Preserve the current number of historic structures in each Baltimore County Historic District.				
LBE.G6.A1	Develop and update policies to mitigate any negative development impacts on locally designated or National Register-listed historic resources and districts.	Ongoing (6-10 years)	Planning Zoning/PAI County Executive Office Office of Law	
LBE.G6.A2	Develop an archaeological review process to ensure the identification, protection and management of significant historic and non-renewable archaeological resources, including cemeteries.	Ongoing (6-10 years)	Planning Zoning/PAI County Executive Office Maryland Historical Trust (MHTT)	

LBE.G6.A3	Create conservation areas to maintain the identity and character of older residential neighborhoods and allow compatible and context-sensitive infill development.	Mid-term (3-5 years)	Planning Building Inspection/PAI Zoning/PAI DHCD	
LBE.G6.A4	Promote the use of deconstruction as an alternative to demolition, to encourage the reuse of salvageable building materials.	Ongoing (6-10 years)	Planning Zoning/PAI Executive Office DPW&T	
LBE.G6.A5	Encourage adaptive use and rehabilitation of historic properties to preserve neighborhood and community identities.	Ongoing (6-10 years)	Planning Zoning/PAI County Executive Office DPW&T	
LBE.G6.A6	Use preservation tools to advance housing diversity and market affordability, economic development, and environmental sustainability to retain cultural and architectural heritage.	Ongoing (6-10 years)	Planning Zoning/PAI County Executive Office MHT	

Goal 1: Protect the functionality of Baltimore County's agricultural lands, forests, wetlands, waterways and floodplains, as well as parks and permanently protected easement lands that will contribute to the health and quality of life for residents.				
Implementation Metric: Increase the amount of acres preserved in park, agricultural and land preservation programs. Increase the tree canopy to reach the goal of 50% tree canopy countywide.				
HN.G1.A1	Increase the number of preserved acres through sustained financial support for conservation easements and agricultural land preservation programs, prioritizing protection of continuous tracts of farmland in Agricultural Priority Preservation Areas and Rural Legacy Areas.	Ongoing (6-10 years)	Land Preservation/Planning Office of Office of Budget and Finance	
HN.G1.A2	Continue to coordinate amongst County agencies, Baltimore City, the State of Maryland, non-governmental organizations and public-private partnerships to support programs which protect land and water resources.	Ongoing (6-10 years)	Planning Environmental Protection and Sustainability (EPS) Baltimore County Land Trust Alliance (BCLTA)	
HN.G1.A3	Support an evolving agricultural industry and farming that contributes to a local food supply and conservation of agricultural land, rural open space and environmental resources in Baltimore County.	Ongoing (6-10 years)	Planning Economic and Workforce Development (DEWD)	
HN.G1.A4	Continue to integrate the County's interpretive centers into education and promotional efforts to increase understanding, awareness and appreciation of environmental resources and their relationship to human-made systems.	Mid-term (3-5 years)	Recreation and Parks Baltimore County Public Schools (BCPS)	
HN.G1.A5	Maintain the land use designations and zoning applied to land containing sensitive environmental resources (i.e. prime and productive soils, steep slopes, water resources and Rare, Threatened, and Endangered (RTE) species habitat) within the County.	Mid-term (3-5 years)	Planning Zoning/Permits, Approvals and Inspections (PAI) EPS County Council (CZMP)	
HN.G1.A6	Increase education about programs and incentives to preserve forests and increase tree plantings, primarily through the voluntary efforts of County landowners in order to achieve or exceed the goal of maintaining a 50% tree canopy county-wide.	Ongoing (6-10 years)	Planning EPS	
HN.G1.A7	Increase and enhance the health and resilience of forests and vegetation along County waterways (Coastal and inland) through voluntary and incentive-based planting and maintenance programs.	Ongoing (6-10 years)	Planning Design Review Panel/Planning Public Works and Transportation (DPW&T) EPS BCPS	
HN.G1.A8	Support and fund watershed restoration initiatives through best management practices such as stormwater management system upgrades and retrofits, infrastructure repair, reforestation, stream restoration and shoreline protection, including living shorelines.	Ongoing (6-10 years)	EPS Office of Office of Budget and Finance	
HN.G1.A9	Control and mitigate invasive and exotic species (e.g. flora and fauna) on County owned lands to maintain the diversity and health of native plants and animal populations.	Ongoing (6-10 years)	Rec & Parks EPS Property Management DPW&T BCPS	
HN.G1.A10	Encourage public/private partnerships for stewardship of the environment.	Ongoing (6-10 years)	Office of Sustainability Office of Sustainability EPS Rec and Parks	

HN.G1.A11	Protect at least 80% of the prime agricultural and forestlands within the County's Agricultural Priority Preservation Area.	Ongoing (6-10 years)	Land Preservation/Planning Office of Office of Budget and Finance
Goal 2: Adequately protect and increase public access to greenspaces by linking parks, schools, institutions, neighborhoods, business/retail areas, natural areas, open spaces, water access and cultural landscapes so that they are equitably accessible in all areas of the county and to residents of all abilities. <i>Implementation Metric:</i> Increase the number of people within a 10-minute walk of a park. Increase totals miles/ acres of trails, sidewalks and parks in vulnerable communities and countywide.			
HN.G2.A1	Improve coordination among County agencies to connect access points and trails that encourage passive and active uses and while also protecting environmentally sensitive areas.	Ongoing (6-10 years)	Rec and Parks BCPS EPS planning Office of Sustainability DPW&T
HN.G2.A2	Increase bike and pedestrian connectivity between the County's public parklands, recreational facilities and lands protected under other land preservation and regulatory programs through improvements to trails and paths and, where possible, land acquisition.	Ongoing (6-10 years)	Planning Office of Office of Budget and Finance
HN.G2.A3	Acquire land for parks, greenway corridors, open space and paths in communities that have less access to neighborhood or community parks and in areas expected to have high population.	Ongoing (6-10 years)	Rec and Parks Planning EPS Office of Sustainability
HN.G2.A4	Increase the number of pocket parks with amenities, focusing on areas of high population and redevelopment.	Ongoing (6-10 years)	Rec and Parks Planning EPS Office of Sustainability
HN.G2.A5	Continue to support and expand the "Operation ReFree Baltimore County" equity-based tree planting initiative which expand tree canopy in older, higher-density and lower income neighborhoods.	Ongoing (6-10 years)	EPS Office of Budget and Finance Planning Office of Sustainability
HN.G2.A6	Develop incentives for development or redevelopment projects that can exceed minimum regulatory requirements for resource protection.	Mid-term (3-5 years)	Planning PAI EPS County Council
HN.G2.A7	Require new development or redevelopment to provide publicly accessible shared-use pathways and to increase the acreage and quality of open space and forested or tree-shaded open space.	Mid-term (3-5 years)	Planning EPS PAI
HN.G2.A8	Increase coordination with land conservation organizations and neighboring jurisdictions to maximize parks and open space preservation and to strengthen a regional green network.	Ongoing (6-10 years)	Rec and Parks Planning Rec and Parks Office of Sustainability EPS
HN.G2.A9	Expand access to and knowledge about environmental and sustainability issues, increase participation in environmental and sustainability projects and centralize information about county sustainability and environmental programs on dedicated website for this purpose.	Short-term (1-2 years)	Office of Sustainability Planning Rec and Parks EPS Office of Communications

Goal 3: Improve local water quality to protect the County's natural resources and to ensure groundwater and reservoirs remain safe, reliable and sustainable sources for public consumption and surface waters safe for public recreation.					
<i>Implementation Metric: Decrease the number of total nitrogen loads reduced or controlled (lbs).</i>					
<i>Decrease the number of total phosphorous loads reduced or controlled (lbs).</i>					
HN.G3.A1	Protect the water quality in reservoirs, local waterways, rivers, floodplains, wetlands and the Chesapeake Bay by mitigating the impacts of increased stormwater run-off and other adverse effects of land development and climate change by prioritizing stream restoration projects which provide Total Maximum Daily Loads (TMDLs) and Municipal Separate Storm Sewer Systems (MS4s) treatment credit while reducing silt and sediment migration and nutrient pollution.	Increased stormwater run-off and other adverse effects of land development and climate change by prioritizing stream restoration projects which provide Total Maximum Daily Loads (TMDLs) and Municipal Separate Storm Sewer Systems (MS4s) treatment credit while reducing silt and sediment migration and nutrient pollution.	Ongoing (6-10 years)	EPS Planning Office of Sustainability	
HN.G3.A2	Work with the State and federal agencies to update the analysis of stormwater quality and quantity to address increased precipitation patterns, climate change and updates to the Chesapeake Bay Watershed Model.	Work with the State and federal agencies to update the analysis of stormwater quality and quantity to address increased precipitation patterns, climate change and updates to the Chesapeake Bay Watershed Model.	Mid-term (3-5 years)	EPS	
HN.G3.A3	Establish a County fund and incentives, such as tax credits, to support updating failing septic systems.	Establish a County fund and incentives, such as tax credits, to support updating failing septic systems.	Mid-term (3-5 years)	EPS Office of Budget and Finance	
HN.G3.A4	Provide incentives to update and improve stormwater management systems existing on private property where public benefits, such as water quality improvement and flood hazard reduction can be achieved.	Provide incentives to update and improve stormwater management systems existing on private property where public benefits, such as water quality improvement and flood hazard reduction can be achieved.	Mid-term (3-5 years)	EPS	
HN.G3.A5	Identify, prioritize and retrofit stormwater management sites on County property where water quality best practice projects can be installed.	Identify, prioritize and retrofit stormwater management sites on County property where water quality best practice projects can be installed.	Mid-term (3-5 years)	EPS	
HN.G3.A6	Simplify and streamline the permitting process for environmental projects to incentivize and accelerate implementation.	Simplify and streamline the permitting process for environmental projects to incentivize and accelerate implementation.	Short-term (1-2 years)	Office of Sustainability PAI EPS	
HN.G3.A7	Create new and expand existing partnerships with the non-profit and private sector to advance environmental restoration projects that are aligned with County goals in order to accelerate implementation and provide opportunities for leveraging funding.	Create new and expand existing partnerships with the non-profit and private sector to advance environmental restoration projects that are aligned with County goals in order to accelerate implementation and provide opportunities for leveraging funding.	Ongoing (6-10 years)	Office of Sustainability EPS Planning	
HN.G3.A8	Evaluate and implement education, enforcement and infrastructure strategies to curb littering and expand the County's anti-litter campaign countywide.	Evaluate and implement education, enforcement and infrastructure strategies to curb littering and expand the County's anti-litter campaign countywide.	Short-term (1-2 years)	EPS DPW&T	
HN.G3.A9	Reduce the use of road salts.	Reduce the use of road salts.	Mid-term (3-5 years)	EPS DPW&T	
HN.G3.A10	Review existing and devise new programs to reduce riverine, pluvial and tidal flooding and coastal subsidence.	Review existing and devise new programs to reduce riverine, pluvial and tidal flooding and coastal subsidence.	Mid-term (3-5 years)	Office of Sustainability DPW&T EPS	
Goal 4: Plan and prepare for the negative impacts of climate change to human health and well-being, public infrastructure, private property and the environment.					
<i>Implementation Metric: Increase the number of trees planted in vulnerable communities.</i>					
<i>Decrease the number of (solid waste) tonnage diverted from the landfills.</i>					
HN.G4.A1	Implement the County's Greenhouse Gases Climate Action Plan by 2030.	Implement the County's Greenhouse Gases Climate Action Plan by 2030.	Ongoing (6-10 years)	Office of Sustainability All Agencies	
HN.G4.A2	Expand information and assistance to the public regarding the climate risks and opportunities to implement climate resiliency and mitigation actions.	Expand information and assistance to the public regarding the climate risks and opportunities to implement climate resiliency and mitigation actions.	Mid-term (3-5 years)	Office of Sustainability	
HN.G4.A3	Lead by the County Division of Sustainability, coordinate agency actions to address climate resiliency issues, including the need for a Resilience Authority.	Lead by the County Division of Sustainability, coordinate agency actions to address climate resiliency issues, including the need for a Resilience Authority.	Mid-term (3-5 years)	Office of Sustainability Office of Budget and Finance All Agencies	
HN.G4.A4	Implement recommended actions by the Solid Waste Workgroup, including strategies to decrease the use of single-use packaging and increase diversion and recycling to reduce solid waste entering landfills.	Implement recommended actions by the Solid Waste Workgroup, including strategies to decrease the use of single-use packaging and increase diversion and recycling to reduce solid waste entering landfills.	Mid-term (3-5 years)	DPW&T	

HN.G4.A5	Implement the County's Trash Reduction Strategy.		Ongoing (6-10 years)	EPS DPW&T
HN.G4.A6	Incorporate cost effective coastal resiliency strategies into development regulations and updates of the <i>Baltimore County Hazard Mitigation Plan</i> to address floodplain management areas and populations at risk.		Ongoing (6-10 years)	EPS Planning Rec and Parks Office of Sustainability
HN.G4.A7	Integrate resiliency policies into decisions to acquire properties for parkland, flood plain, Coastal Rural Legacy and other land preservation programs.		Short-term (1-2 years)	EPS Planning Rec and Parks Office of Sustainability
HN.G4.A8	Adopt codes, standards and practices to support climate-ready green buildings, development and redevelopment by incorporating sustainable infrastructure and energy efficient systems to address emissions that exacerbate climate change impacts.		Short-term (1-2 years)	PAI Planning EPS
HN.G4.A9	Provide incentives for newly constructed or rehabilitated buildings that exceed code requirements, e.g. include electric vehicle charging stations in public areas, amenities to encourage biking including electric bike charging, energy efficient lighting and HVAC to build climate adaptation into revitalization.		Short-term (1-2 years)	Office of Sustainability PAI Planning EPS
HN.G4.10	Increase the availability and access to affordable, clean, renewable energy, particularly in low income communities by creating and promote incentives and processes for energy efficiency improvements for existing and new buildings.		Short-term (1-2 years)	Office of Sustainability EPS
HN.G4.A11	Evaluate ways to increase and reduce impediments to constructing solar installations on commercial sites and developed properties.		Mid-term (3-5 years)	Office of Sustainability EPS Planning PAI
HN.G4.A12	Explore and implement programs and incentives to expand access to solar energy to serve more low and moderate income communities.		Short-term (1-2 years)	Office of Sustainability EPS Planning
HN.G4.A13	Examine incentives to support electrification of commercial and residential buildings.		Short-term (1-2 years)	Office of Sustainability EPS Planning PAI

Resilient Economy				
Goal 1: Utilize land use policies and innovative strategies to support redevelopment and reinvestment in commercial and industrial corridors and sites.				
<i>Implementation Metric: Increase the number of Baltimore County Commercial Revitalization and Enterprise Zone programs services used by owners in these incentive zones.</i>				
RE.G1.A1	Incentivize and provide marketing strategies to support small businesses in commercial districts to maintain the character, enhance the vibrancy and foster opportunity.	Short-term (1-2 years)	Planning Economic and Workforce Development (DEWD) Office of Communications	
RE.G1.A2	Utilize land use policies and the Capital Improvement Program to encourage mixed-use development along commercial corridors to improve underused spaces.	Ongoing (6-10 years)	Planning Zoning/Permits, Approvals and Inspections (PAI) Office of Budget and Finance	
RE.G1.A3	Ensure adequate land and appropriate zoning exists to support employment needs.	Ongoing (6-10 years)	Planning Zoning/PAI County Council (CZMP) DEWD Public Works and Transportation (DPW&T)	
RE.G1.A4	Establish initiatives and zoning regulations to attract and support new, green and sustainable industries and businesses. (e.g. offshore wind industry, solar, recycling, etc.)	Mid-term (3-5 years)	Planning DEWD Environmental Protection and Sustainability (EPS) Zoning/PAI County Council (Regulations and/or Legislation)	
RE.G1.A5	Create a strategic plan focused on the redevelopment of declining or vacant commercial properties and shopping center/malls with priority areas for redevelopment, design guidelines, best practices and financial assistance.	Mid-term (3-5 years)	Planning DEWD Zoning/PAI Office of Budget and Finance	
RE.G1.A6	Establish initiatives to support innovative and adaptive re-use by the private sector to meet the changing economic conditions and needs.	Ongoing (6-10 years)	Planning DEWD Zoning/PAI Office of Budget and Finance County Council Developer Realtors	
RE.G1.A7	Partner with communities to identify and implement local economic revitalization efforts.	Short-term (1-2 years)	Planning Office of Community Engagement (OCE) DEWD	
RE.G1.A8	Review the current Commercial Revitalization District (CRD) designation process and program to better ensure CRDs meet modern needs. This should include a review of the CRD requirements for designation and boundaries, the effectiveness of the programs and impacts on land use policies and potential new incentives to better align with Master Plan 2030 Growth Framework Place Type Nodes.	Mid-term (3-5 years)	Planning DEWD Office of Budget and Finance	

RE.G1.A9	Reexamine the County's historic commercial tax credit program and identify ways to increase use and interest.	Mid-term (3-5 years)	Planning County Council Office of Law	
RE.G1.A10	Create a program to help build and sustain small businesses in navigating county permitting processes.	Ongoing (6-10 years)	Clerk of Circuit Court PAI OIT	
RE.G1.A11	Create programs to assist property owners to invest in and maintain commercial properties.	Ongoing (6-10 years)	Code Enforcement/PAI DEWD Planning Office of Budget and Finance	
Goal 2: Create new and leverage existing workforce development strategies that anticipate and prepare workers for economic needs and changes.				
<i>Increase in annual number of job seekers helped through DEWD programs (youth and adult).</i>				
RE.G2.A1	Create partnerships between local academic institutions, County departments and local employers to develop workforce training and research programs to address the skill gaps between students in high school and college and employers.	Short-term (1-2 years)	DEWD CCBC	
RE.G2.A2	Explore opportunities to create alternative work and office space (i.e.-shared workspace, small footprint spaces and artist studios.)	Mid-term (3-5 years)	Zoning/PAI Planning DEWD	
RE.G2.A3	Foster and diversify workforce development to meet the needs of current and emerging industries.	Short-term (1-2 years)	DEWD CCBC	
RE.G2.A4	Create a comprehensive talent management program that strengthens the relationship between institutions and communities to provide employment opportunities, connect people to employment opportunities and focuses on talent development, acquisition and management to meet the local needs.	Short-term (1-2 years)	DEWD	
RE.G2.A5	Reduce barriers to employment for minority and low-income individuals using strategies that utilize principles of diversity, equity and inclusion.	Short-term (1-2 years)	DEWD Office of Diversity, Equity and Inclusion (DEI)	
RE.G2.A6	Analyze existing regulations and modify as needed to encourage the development of local food businesses (e.g. farm to table and shared/commissary kitchens), small scale manufacturing, small-scale non-pollutant manufacturing (e.g. craft beverage production business and, handmade soaps).	Mid-term (3-5 years)	Zoning/PAI Planning DEWD Department of Health	
RE.G2.A7	Increase outreach and engagement with job seekers (e.g. mobile career center).	Short-term (1-2 years)	DEWD	
RE.G2.A8	Create opportunities for Trade School Programs to promote on-demand education needs to increase the number of skilled workers.	Short-term (1-2 years)	DEWD CCBC	
RE.G2.A9	Expand public and private transportation to connect jobs with job seekers (e.g. vouchers, bus stops, light rails).	Ongoing (6-10 years)	DPW&T DEWD Planning Maryland Department of Transportation (MDOT)	

RE. G2.A10	Encourage Preservation Trades workforce training/development at local community colleges.	Mid-term (3-5 years)	DEWD Planning CCBC
Goal 3: Grow, enhance and promote the County's tourist attractions. <i>Increase in number of grants awarded (private and public) to tourism and cultural arts organization.</i> Implementation Metric: Implement the recommendations in the Baltimore County Strategic Tourism Report (2019) to improve and increase tourism attractors and hospitality support products.			
RE. G3.A1	1a. Finalize developing a Destination Marketing and Business Plan to ensure that Baltimore County Tourism's website, overarching messaging and goals are developed soundly. 1b. Baltimore County Tourism and Visit Baltimore should continue to work together to promote large scale sporting events that takes place in both jurisdictions.	Mid-term (3-5 years)	DEWD Outside Consultant Surrounding Jurisdictions
RE. G3.A2	1c. Baltimore County Tourism should increase the prioritization of sports tourism. Implement the recommendations from the Report in Response to county Council Resolution 12-20 "Agricultural Buildings for Value Added Agriculture", September 2020 including new zoning definitions, adaptive reuse, changes in the County's review process and agricultural building exemptions.	Ongoing (6-10 years)	DEWD Planning Local Agricultural Groups
RE. G3.A3	Study the feasibility of the proposed Equine Legacy Area and its benefits to the County's tourism industry.	Short-term (1-2 years)	DEWD Planning State of Maryland Rural Legacy Program Valley's Planning Council
RE. G3.A4	Support tourism initiatives that promote the County's heritage and cultural areas and sites so that they are equitably accessible in all areas of the county and to residents of all abilities.	Ongoing (6-10 years)	DEWD Recreation and Parks Office of Tourism Maryland Department of the Environment (MDE)
RE. G3.A5	Promote and expand the County's waterfront resources, including its businesses and recreational opportunities.	Ongoing (6-10 years)	DEWD Recreation and Parks Office of Tourism MDE
RE. G3.A6	Increase the number of Arts and Cultural Districts to create sub-area identities in the County to attract visitors.	Ongoing (6-10 years)	DEWD Planning Zoning/PAI
RE. G3.A7	Develop a multi-agency historic and cultural tourism program to promote historic sites, museums and areas of historic significance.	Mid-term (3-5 years)	Historic Preservation/Planning Maryland Historic Trust (MHT)
Goal 4: Dismantle barriers to entry for low and moderate-income people and communities of color by expanding jobs and training opportunities. Implementation Metric: <i>Increase in educational attainment level in vulnerable communities. (census)</i>			
RE. G4.A1	Support investment and business development in underinvested and disinvested communities to provide equitable access to economic opportunities.	Ongoing (6-10 years)	DEWD Planning DEI
RE. G4.A2	Establish a business incubation program that helps develop minority owned small businesses (e.g. MBE/WBE, veterans and people with disabilities).	Mid-term (3-5 years)	DEWD Planning

RE. G4.A3	Evaluate existing resources and programs and develop a successful marketing strategy.	Mid-term (3-5 years)	DEWD Planning
RE. G4.A4	Using an equity lens, identify regulations and planning tools that create barriers to growth in specific areas or communities and rectify those problems.	Ongoing (6-10 years)	Planning Zoning/PAI DEI
RE. G4.A5	Integrate zoning regulations, land use policies, Comprehensive Zoning Map Process (CZMP) and the development review process to ensure commercial developments are sustainable and equitable.	Short-term (1-2 years)	Planning Zoning/PAI
RE. G4.A6	Work with business associations, stakeholders and partners to strengthen and improve the ability of commercial revitalization districts (CRD) to attract businesses and be accessible to nearby communities.	Mid-term (3-5 years)	DEWD Planning
RE. G4.A7	Build stronger partnerships to eliminate inequities and disparities in economic growth.	Short-term (1-2 years)	Planning DEI
RE. G4.A8	Create a strategic plan and conduct a Comprehensive Economic Development Study that defines a vision for the County's future economy and the economic and workforce development efforts to advance it. (Public Works LLC)	Mid-term (3-5 years)	DEWD



Commercial Revitalization Programs

Baltimore County Department of Planning
October 25, 2022

History of the Program

During the early development and settlement of Baltimore County, commercial centers dotting the radial corridors extending from Baltimore City formed the core of the County's earliest villages and towns. These centers were generally characterized by smaller buildings on small lots, similar in many respects to the compact urban structure of Baltimore City.

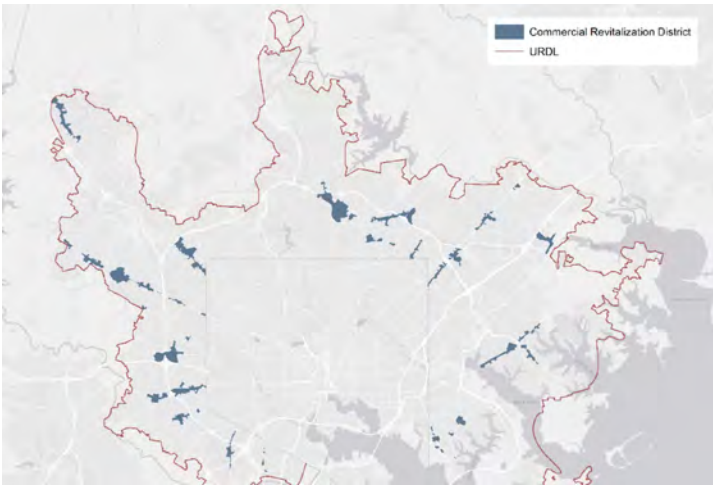
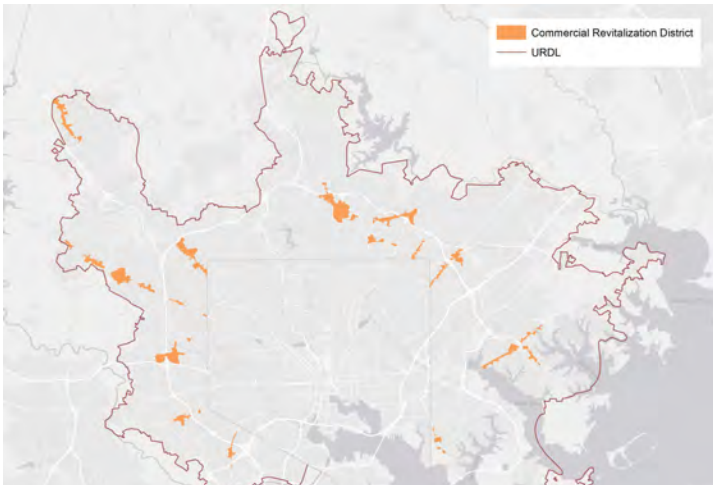
Suburbanization and increased reliance on the automobile, however, began to erode the village atmosphere, as the older centers proved especially incompatible with the demand for parking. This eventually gave way to the pattern of commercial land use known as "strip" development and its associated swaths of parking lots. Where they had once been able to serve the retail needs of their surrounding communities, this abrupt change to land use and consumer habits threatened the older, pedestrian-oriented commercial centers.

In response, the Baltimore County Council formally designated these older commercial villages and Main Streets as Commercial Revitalization Districts (CRDs) via Resolutions 114-97 and 83-98. A CRD designation enables businesses and property owners within geographically defined areas to be eligible for County-sponsored grant programs aimed at enhancing development potential.

Early districts adopted specialized plans and studies that recommended long-term revitalization efforts, while other areas were created primarily to facilitate infrastructural upgrades. Capital improvements made in CRDs have included streetscapes, landscaping, street rehabilitation and sidewalk repair, utility relocation, off-street parking, transit facilities and pedestrian amenities.

Today, Baltimore County's 20 officially designated Commercial Revitalization Districts offer a shopping and entertainment experience where family-owned businesses and national retail chains exist side by side as neighbors. The Department of Planning works closely with business and property owners, business associations and local communities to provide a range of services aimed at maintaining the health and vitality of the neighborhood commercial villages.

The Commercial Revitalization Districts and Programs were formally established and delineated through County Council legislation starting in 1997, and this map demonstrates the evolution and extent of the program thru 2022.



Evolution of the CRD from 1997 thru 2022, with additional districts added in the southwest portion and eastern half of the County

Timeline

1997



Commercial Revitalization Districts (CRD) program established. Officially identifies and designates 12 CRDs in the County.

1999

Delineating the boundaries of the 12 CRDs. Expansion of the Towson CRD for the Towson Streetscape Project.

2000



Expansion of the Catonsville CRD to include the Paradise community.

2001

Expansion of the Towson, Essex and Overlea districts.

2003



Establishment of the
Baltimore National
Pike CRD.

2004



Expansion of Loch
Raven CRD.
Expansion of Towson
CRD.

2005



Adoption of Design
Review Process,
guidelines and
incentive fund for
commercial
redevelopment
within Pikesville
CRD.

2006



Expansion of the
Loch Raven CRD.

2007



Establishment of the
Lansdowne CRD.

2008



Expansion of the
Woodlawn CRD.

2010

Amendment to
zoning regulations
allows parking (5
spaces per 1,000 sq.
ft.) for restaurants in
the Catonsville,
Pikesville and
Arbutus CRDs, if
minimum of
\$100,000 is made for
interior/exterior
building
improvements.

2011



Expansion of the Towson CRD to include two lots abutting the Towson Green development. CRD program transferred into the Department of Planning.

2012



Establishment of the North Point CRD.

2013



Amendment to zoning regulations waives Residential Transition Area (RTA) requirements for parking areas in a CRD. Approval given to the Dundalk Renaissance Corporation for a \$10,000 Community Revitalization Action Grant (CRAG) to produce and distribute a promotional business directory within the Dundalk CRD.

2014



Council authorizes Planning Board to study and make recommendations on basic services and public facilities as they relate to development in a CRD. Establishment of the Cowenton-Ebenezer CRD.

2015

Amendment exempts any development in a CRD from the Basic Services mapping standards.

2016



Establishment of the Merritt-Sollers Point CRD. Expansion of the Loch Raven CRD.

2017



Expansion of the Pikesville CRD to include the Pikesville Armory and related properties.

Expansion of the Perry Hall CRD, as well as removal of some portions.

Removal of some portions of Overlea CRD.

2019



Amending the Overlea Commercial Revitalization District

2021

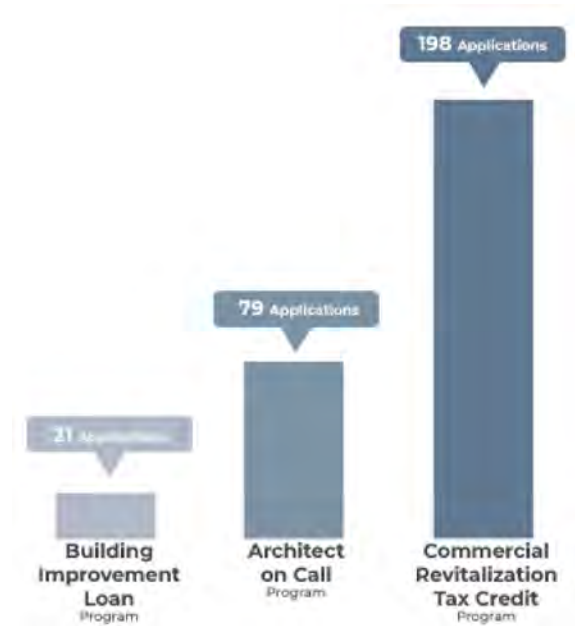


Establishing the Rolling Road-Windsor Mill Road Commercial Revitalization District

Grants and Available Resources

The following programs are available to businesses and property owners within Commercial Revitalization Districts:

- Architect on Call (AOC)
- Building Improvement Loan Program (BILP)
- Commercial Revitalization Tax Credit
- Commercial Revitalization Action Grant (CRAG)



Total count of applicants per CRD program within the past 10 years.

Architect on Call

Architect-On-Call offers up to 10 free hours of professional architectural design services to businesses improving the exteriors of their buildings. After an initial site visit and meeting, the architect prepares a digital rendering of the building with design recommendations and a rough cost estimate. The service is free when improvements are certified as complete within six months.

Architect on Call	
Commercial Revitalization District	Applicants
Pikesville	17
Towson	13
Catonsville	10
Essex	6
Reisterstown	6
Liberty Road	4
Loch Raven	4
Arbutus	4
Woodlawn	4
Perry Hall	3
Overlea—Rossville	3
Parkville	2
Baltimore National Pike	1
Dundalk	1
Lansdowne	1
Cowenton—Ebenzer	0
Honeygo Gateway	0
Merritt—Sollers Point	0
North Point	0
Rolling Road—Windsor Mill Road	0
	79

Building Improvement Loan Program

A \$30,000 interest-free loan which can be used for exterior improvements such as awnings, landscaping, and signage.

This loan can be combined with the other economic

Building Improvement Loan Program	
Commercial Revitalization District	Applicants
Towson	5
Pikesville	4
Catonsville	2
Liberty Road	2
Reisterstown	2
At Large	1
Essex	1
Loch Raven	1
Overlea—Rossville	1
Perry Hall	1
Woodlawn	1
Arbutus	0
Baltimore National Pike	0
Cowenton—Ebenzer	0
Dundalk	0
Honeygo Gateway	0
Lansdowne	0
Merritt—Sollers Point	0
North Point	0
Parkville	0
Rolling Road—Windsor Mill Road	0
	21

development incentives for larger projects. Some minor interior and equipment improvements may also be financed.

Commercial Revitalization Tax Credit

The Commercial Revitalization Tax Credit benefits larger projects by providing a five-year real property tax credit if physical improvements increase the assessed property value by \$100,000 or more. A 10-year credit is available if improvement costs exceed \$10 million.

Commercial Revitalization Action Grant

A \$10,000 grant awarded annually to business associations within CRD's for projects that benefit the overall districts. Examples include holiday lighting, welcome signs, website development, street trees, security cameras, farmers markets and more.

CRD Tax Credit	
Commercial Revitalization District	Applicants
Towson	163
Pikesville	7
Catonsville	6
Liberty Road	5
Loch Raven	4
Overlea—Rossville	4
Baltimore National Pike	2
North Point	2
Reisterstown	2
Essex	1
Perry Hall	1
Woodlawn	1
Arbutus	0
Cowenton—Ebenzer	0
Dundalk	0
Honeygo Gateway	0
Lansdowne	0
Merritt—Sollers Point	0
Parkville	0
Rolling Road—Windsor Mill Road	0
	198

Recommendations

Commercial Revitalization District Study

A study should be conducted of the CRD Program.

Established over 25 years ago, Baltimore County's Commercial Revitalization District program still operates much as it did at that time. A comprehensive review of the program should be undertaken in order to ensure the program meets modern needs.

From our [Vision Framework's Resilient Economy](#) section, **Goal 1, Action 8:**

Review the current Commercial Revitalization District designation process and program to better ensure CRDs meet modern needs. This should include a review of the CRD requirements for designation and boundaries, the effectiveness of the programs and impacts on land use policies and potential new incentives to better align with Master Plan 2030 Growth Framework Place Type Nodes.

Aligning Commercial Revitalization Districts with Place Types

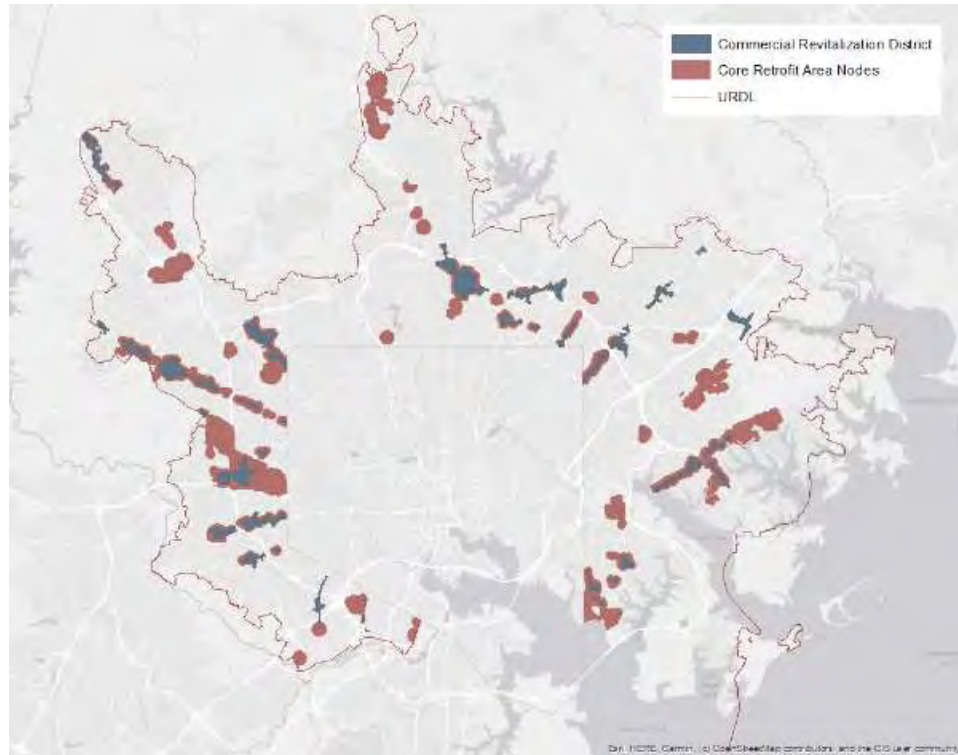
The CRD study should look at aligning the designation with the Place Type—Node.

There is a strong correlation with the Commercial Revitalization Districts and the Place Type—Node identified by the Department of Planning in the [Growth Framework](#).

In fact, 3,316 of the 3,735 total acres currently designated as CRDs also fall within Place Type—Node, a staggering 89%.

While the "Retrofitting" development strategy outlined in the Growth Framework is exactly that—a strategy—the

Commercial Revitalization District program is a County-designated geographic area which enables access to fiscal and financial support. The relationship is a complementary one, whereby Nodes demonstrate how and where to focus current and future efforts, and CRD programs provide a mechanism for making those redevelopment efforts happen.



Commercial Revitalization Districts overlaying Place Type—Node

Review Commercial Revitalization District Program Usage

Usage of the CRD Programs by District should be evaluated.

The incentive programs offered in Commercial Revitalization Districts are meant to improve aging building exteriors and provide business associations with annual grants for projects that benefit the overall district. Usage of the programs vary by district. A study should be conducted to assess the needs of each CRD and discern why certain programs are being used or not used in each district.

Responsible Regionalism			
Goal ID	Action	Time Frame	Responsible Agency
Goal 1: Foster regional economic growth and development to better prepare for the future economy and connect local talent to opportunity.			
<i>Implementation Metric: Increase tourism visitor rate by 4% over the next 10 years.</i>			
RR.G1.A1	Continue the development of a joint tourism development and marketing plan with surrounding jurisdictions to promote commercial and cultural amenities and to promote interconnected greenways, pathways, trails and waterways.	Ongoing (6-10 years)	Economic and Workforce Development (DEWD) Recreation and Parks Maryland Department of the Environment (MDE) Adjacent Jurisdictions
RR.G1.A2	Work with local educational institutions to provide materials and services for businesses at Tradeport Atlantic and throughout the region.	Mid-term (3-5 years)	DEWD Community Colleges or Baltimore County (CCBC) State of MD (Universities) Other Institutions
RR.G1.A3	Work with surrounding jurisdictions to encourage and support the sustainable development of housing and employment centers that are along the public transportation system and transportation corridors.	Ongoing (6-10 years)	Planning Public Works and Transportation (DPW&T) Permits, Approvals and Inspections (PAI) Maryland Department of Transportation (MDOT) Baltimore Metropolitan Council (BMC)
Goal 2: Collaborate with the region to create a well-connected transit network and to protect human health and the environment.			
<i>Implementation Metric: Grow ridership on bus and transit.</i>			
RR.G2.A1	Baltimore County shall collaborate with Baltimore City, state and Baltimore County communities to establish a transit service that runs from west of Security Square Mall east into Trade Point Atlantic and potentially into Essex.	Short-term (1-2 years)	Planning DPW&T Baltimore City Department of Transportation (DOT) MDOT
RR.G2.A2	Implement the regional recommendations in the <i>Baltimore County Transit Development Plan</i> .	Mid-term (3-5 years)	Planning DPW&T Surrounding Jurisdictions MDOT BMC
RR.G2.A3	Support the Patapsco Regional Greenway efforts.	Mid-term (3-5 years)	Planning Rec and Parks DPWT Baltimore City Howard County Carroll County BMC
RR.G2.A4	Work closely with the Maryland Transit Administration (MTA), surrounding jurisdictions and the impacted community to make improvements along major transit corridors.	Ongoing (6-10 years)	Planning DPW&T Surrounding Jurisdictions MDOT

Responsible Regionalism			
Goal ID	Action	Time Frame	Responsible Agency
RR.G2.A5	Expand current coordination efforts between Baltimore City and County to develop and extend transit oriented development, pedestrian and bicycle networks, connecting park systems, destinations and open space with other jurisdictions.	Ongoing (6-10 years)	DPW&T Rec and Parks Planning Office of Tourism/DEWD Surrounding Jurisdictions Department of Natural Resources (DNR)
Goal 3: Strengthen inter-jurisdictional efforts to improve the delivery of services to Baltimore County residents.			
<i>Implementation Metric:</i> Increase in areas served with internet access.			
RR.G3.A1	Partner with Baltimore City to evaluate and modernize the governance structure for the region's Water and Sewer utilities to increase accountability, strengthen operations and promote sustainability.	Ongoing (6-10 years)	DPW&T Baltimore City DPW Maryland Environmental Services (MES)
RR.G3.A2	Explore the development of a regional solid waste and recycling system, including composting with surrounding jurisdictions and the state to end the reliance on incineration.	Ongoing (6-10 years)	DPW&T Surrounding Jurisdictions State of Maryland
Goal 4: Strengthen collaboration to protect and preserve the environment, combat climate change and implement initiatives to foster sustainability.			
<i>Implementation Metric:</i> Decrease in the annual per capita greenhouse gas emissions (metric tons of CO2).			
RR.G4.A1	Participate in setting regional strategic policies on land conservation and preservation.	Ongoing (6-10 years)	Planning Surrounding Jurisdictions Local Land Trust State Preservation Programs Federal Preservation Programs Environmental Protection and Sustainability (EPS)
RR.G4.A2	Continue to coordinate with the regional alliance on the protection of water resources through education, advocacy, land preservation and restoration of aquifers, watersheds and the Chesapeake Bay.	Ongoing (6-10 years)	Planning Chesapeake Bay Foundation Blue Water Baltimore MES Upstream States – PA, DE, NY
RR.G4.A3	Collaborate with the City of Baltimore to examine updating a ten-year Watershed Agreement.	Ongoing (6-10 years)	EPS Baltimore City Blue Water Baltimore Baltimore County Sustainability Office
RR.G4.A4	Coordinate efforts with surrounding jurisdictions to expand upon the County's current climate action plan and expand efforts to combat the causes and impacts of climate change.	Ongoing (6-10 years)	EPS DPW&T Surrounding Jurisdictions State of Maryland MES

Responsible Regionalism			
Goal ID	Action	Time Frame	Responsible Agency
RR.G4.A5	Align the County's Capital Improvement Programs with <i>The 2030 Greenhouse Gas Emissions Reduction Act Plan</i> (Maryland Department of the Environment, MDE).	Ongoing (6-10 years)	Baltimore County Sustainability Office EPS DPW&T Surrounding Jurisdiction State of Maryland MES
RR.G4.A6	Help incubate, grow and support regional businesses that focus on sustainability, energy and waste reduction/mitigation.	Ongoing (6-10 years)	DEWD Office of Sustainability Surrounding Jurisdictions EPS
RR.G4.A7	Encourage governments of the region to leverage and share state and federal funds received for regional environmental efforts.	Ongoing (6-10 years)	Office of Budget and Finance Surrounding Jurisdictions State of Maryland BMC MES
Goal 5: Strengthen partnerships among regional governments to develop a safe, healthy and equitable living environment that could eliminate segregation and the impediments to opportunity for underserved and vulnerable communities.			
<i>Implementation Metric:</i> Decrease % population that is housing-cost burdened (housing >= 30% of income, HUD). Increase case clearance rate for homicides and aggravated assaults.			
RR.G5.A1	Support regional coordination to create a network to combat the existence of food deserts in all jurisdictions.	Mid-term (3-5 years)	Government Reform and Strategic Initiative (GRSI) Health Department Planning Surrounding Jurisdictions
RR.G5.A2	Implement the County's Fair Housing Action Plan in alignment with the BMC's regional policies on housing.	Mid-term (3-5 years)	Baltimore County Housing and Community Development (DHCD) Surrounding Jurisdictions Maryland Housing and Community Development (DHCD) BMC
RR.G5.A3	Explore ways to increase regional crime-fighting efforts including crime prevention, investigation, prosecution and the sharing of crime data.	Mid-term (3-5 years)	Baltimore County Police Department GRSI Surrounding Jurisdictions Maryland State Police FBI
RR.G5.A4	Explore additional development and implementation of cross-jurisdictional community revitalization strategies.	Ongoing (6-10 years)	Planning DHCD Surrounding Jurisdictions

Inclusive Planning				
<i>Implementation Metric: Create a public-facing platform that shows and explains the decision making data used by Baltimore County.</i>				
IP.G1.A1	Create a tool that county staff, community members, partners and other decision makers can use to help ensure that they are making data-informed decisions that address disparities across a variety of indicators and improve access to opportunity for all Baltimore County residents. In addition, the tool is used to help government and community partners make Baltimore County a more inclusive and equitable county through data sharing.	Mid-term (3-5 years)	Planning GIS Division/Office of Information Technology (OIT) BCSTAT/Government Reform and Strategic Initiative (GRSI) Office of Diversity, Equity, and Inclusion (DEI)	
IP.G1.A2	Build long-term partnerships with regional organizations and institutions to support the information gathering, maintenance, monitoring and evaluation of the data that improves local decision making.	Ongoing (6-10 years)	Planning GIS Division/OIT BCSTAT/GRSI DEI Baltimore Metropolitan Council (BMC) State of Maryland/State Data Center US Census Bureau	
IP.G1.A3	Use emerging software to conduct scenario planning and to examine the implications of different strategies and futures for communities by testing these strategies in a digital future world.	Short-term (1-2 years)	Planning GIS Division/OIT	
Goal 2: Create new standards for equitable community engagement in order to build strong, sustainable relationships and partnerships with all residents of Baltimore County.				
<i>Implementation Metric: Create a Citizen Planning Institute to educate local community leaders.</i>				
IP.G2.A1	Review requirements for participation in public meetings in order to eliminate any barriers by describing the clear purpose and role of each meeting; improve participation methods; auditing times and locations to determine if they encourage participation; and addressing any issues with communication about meetings, inclusive outreach and mobility barriers.	Ongoing (6-10 years)	All Agencies	
IP.G2.A2	Compile and publish minutes and when applicable, written products for all public meetings on the County website.	Ongoing (6-10 years)	All Agencies	
IP.G2.A3	Conduct an equity review of the community engagement meetings in order to identify factors that may contribute to inaccessibility for community members, such as meeting's date, time or location and the provision of translation services, childcare, transportation or food.	Mid-term (3-5 years)	Planning DEI Office of Community Engagement (OCE)	
IP.G2.A4	Broaden outreach and support participation of underrepresented populations, including communities of color, immigrant and refugee communities, communities of low-income, and underrepresented religious groups, national origins, races, ethnicities, disability status, gender identities or expressions, and/or age.	Ongoing (6-10 years)	Planning DEI OCE	
IP.G2.A5	Conduct equity reviews of outreach and participation in County community engagement efforts to regularly produce data on the involvement of underrepresented groups.	Ongoing (6-10 years)	DEI	
IP.G2.A6	Provide notification of development activity in determined geographic area to any community group that requests it.	Short-term (1-2 years)	Planning Permits, Approvals and Inspections (PAI)	
IP.G2.A7	Consult community partners on appropriate facilitation methods prior to engagement exercises	Ongoing (6-10 years)	Planning Community Associations	
IP.G2.A8	Provide community groups with statements of purpose prior to engagement efforts that explain the expected role of participants in the facilitation exercise and in County decision-making.	Short-term (1-2 years)	Planning	
IP.G2.A9	Develop and implement a systematic approach to creating countywide small area community plans as a follow up to the 2030 Master Plan process.	Mid-term (3-5 years)	Planning	

Inclusive Planning				
Goal 3: Increase the capacity of community organizations and groups throughout the County to encourage collaborative decision-making using an approach that is grounded in principles of inclusion and Implementation Metric: Create more Community Development Organizations in Baltimore County.				
IP.G3.A1	Expand outreach to encourage registration of community organizations and non-governmental organizations (NGO) in Baltimore County to provide up-to-date contact information that is easily available to all community organization leaders, county staff, county officials and other parties interested in partnering with community organizations.	Short-term (1-2 years)	Planning OCE	
IP.G3.A2	Expand County usage of social networking sites in order to support the efforts of Community Associations and other civic groups to connect with county residents.	Short-term (1-2 years)	Planning Office of Communications	
IP.G3.A3	Partner with grant-giving organizations to increase use of available funding by Baltimore County community organizations and other non-governmental organizations that serve Baltimore County.	Mid-term (3-5 years)	Planning Outside Organizations	
IP.G3.A4	As part of the small area plan and planning process, determine goals and strategies to improve the effectiveness of existing community organizations and assist with the formation of new ones in underrepresented communities.	Mid-term (3-5 years)	Planning DEI	
IP.G3.A5	Grow the Community Planning Institute to engage community members in the planning process and develop a strong cohort of well-informed supporters with an increased understanding of planning, policy, zoning and development decision-making and processes.	Short-term (1-2 years)	Planning All Agencies	
IP.G3.A6	Consider hiring an Equity and Inclusion Planner to administer community organization and leadership development programs, oversee new equity planning efforts, conduct regular equity reviews of development review procedures and implement the equity goals interwoven throughout Master Plan 2030.	Short-term (1-2 years)	Planning Office of Budget and Finance Human Resources	
IP.G3.A7	Establish the process for building the capacity and competence of neighborhood organization to increase self-sufficiency.	Short-term (1-2 years)	Planning Outside Organizations	



Small Area Community Plans

Baltimore County Efficiency Review Recommendations

In February 2021, Baltimore County and independent, nationally recognized consultant Public Works, LLC began a comprehensive assessment of Baltimore County government to identify opportunities for fiscal savings through efficiency in operations and service delivery. Public Works, LLC produced a report titled [Baltimore County Efficiency Review \(PDF\)](#).

One of the efficiencies identified for the Department of Planning was the development and implementation of a systematic approach to completing small area community plans countywide as a follow up to the 2030 Master Plan process.

Findings

Currently, Baltimore County's community plans are initiated by County Council resolutions. The initiation of a community plan comes from representatives within a community approaching Council with a desire to complete a community plan or update an existing plan. As a result, many community plans that have been adopted are significantly older than the existing (2020) Master Plan.

This bottom-up approach to community planning can be useful in that it directs County resources to areas that most desire the time and attention of County Planning staff. However, the current approach may also result in uneven planning, and does not ensure that all Baltimore County's communities are receiving the planning support needed to best support their long-term growth and development. There are also potentially problematic equity issues with the current approach, as communities with more resources to self-organize and self-advocate may have more success in accessing Planning's resources while neighborhoods with fewer resources and a possibly greater need for planning attention might receive less.

As the Department of Planning pursues its 2030 Master Plan process, the timing would be ideal to establish a systematic approach to completing community plans for all areas within the County before Master Plan 2040.

Benefits to the County

Because the Master Plan is providing higher level countywide strategies, the recommendations may not be tangible enough for a community to implement at a local level. Systematic development of small area community plans (in concert with the County's Master Plan) would allow the Department of Planning to identify more specific place-based strategies to support the future land use and development trajectory of Baltimore County's communities. More specific recommendations could include topics in the areas of historic preservation, housing, employment, commercial districts, urban design, circulation and transportation, adequate public facilities, and open space/preservation.

A key advantage of completing small areas plans as a follow up to the 2030 Master Plan process would be to build on the momentum of that planning process, advancing goals and strategies that were recommended at a community-specific level. The process would be an opportunity to further engage Baltimore County partner departments, such as Housing, Economic Development, and Public Works, in identifying opportunities, issues, and strategies that guide County investment decisions.

Small area community plans can help to fine-tune and align land use planning with economic development strategies, providing a valuable roadmap for securing additional state, federal, and private funding to implement those specific strategies. They are also useful for targeting areas of focus for the County, such as such as vacant commercial areas, corridors, and other priorities of the County's strategic plan.

Implementation Guidance

The Department of Planning is currently finalizing its 2030 Master Plan process. Developing a follow-up community planning process and schedule that engages all areas of Baltimore County would be the next step for timely implementation.

To successfully advance this recommendation, the Department will need to identify appropriate external stakeholders and County agencies to participate in the planning process within each community. A user-friendly web interface that promotes the planning process and highlights adopted plans in a way that is accessible to residents, developers, and County employees is crucial to creating a set of plans that is easy for all to reference and use.

Implementation of this recommendation will require additional staff resources to be focused on community planning on a regular basis. There are significant time savings that could be leveraged from decreasing the frequency of the Comprehensive Zoning Map Process (CZMP), as recommended elsewhere in the *Baltimore County Efficiency Review (PDF)* report. If that recommendation is adopted, the implementation of countywide small area community planning as recommended here could likely be accomplished with existing staff resources.



Click Map to View

Proposed Boundaries

The *Small Area Plan map (PDF)* illustrates the proposed boundaries for Small Area Plans. The methodology used for creating these proposed boundaries begins with identifying predefined Census 2020 boundaries (i.e. tracts, block groups or blocks), in order to avoid cutting through neighborhoods. The Department of Planning intends to keep the following boundaries intact when mapping—neighborhoods, Maryland Department of Housing and Community Development Sustainable Community Areas, Baltimore County Commercial Revitalization Districts and *Master Plan 2030 Place Type Nodes*.

As with any planning exercise, establishing boundaries for a plan, study, or community is always a difficult exercise. Once the Small Area Plan process begins, these proposed boundaries will be reviewed and may be adjusted as needed.

Relationship between Small Area Plans and Master Plan 2030

Public Works LLC efficiency report calls for the incorporation of Small Area Plans into Master Plan 2030, in recognition of limited staff resources. 12 plan boundaries will be defined. The Small Area Plans will build on the work of previously adopted community plans, Sustainable Community Area Plans, as well as build on the themes and goals of Master Plan 2030.

The Master Plan establishes policies for guiding decisions relating to future development, resource management and protection, and provision of public services in the County. As part of the Master Plan, a Future Land Use Map (Place Type map) is adopted that shows land use in broad terms, as a basis for guiding future land use and zoning. The Master Plan and the Place Type Map serve as the overall policy guide for developing the Small Area Plans. The Small Area Plans are intended to provide area-specific recommendations for achieving and refining the goals of the Master Plan.

Relationship between Small Area Plans and Other Countywide Plans

Small Area Plans will be informed by other Countywide Plans that address countywide systems and various agency goals and programs. The recommendations of these plans will be incorporated into Small Area Plans where appropriate. Other Countywide Plans include, but are not limited to, plans such as:

- Draft 2022 Baltimore County Bicycle and Pedestrian Master Plan (2022)
- Water Supply and Sewerage Master Plan Triennial Review (2020)
- Land Preservation Parks and Recreation Plan (2017)
- Consolidated Plan 2020-2024 and Annual Action Plan (Affordable Housing)
- Baltimore County Public Schools Multi-Year Improvement Plan for all Schools (MYIPAS, 2021/2022)
- Hazard Mitigation Plan (2021)
- Baltimore County Climate Action Plan (2021)

Guiding Principles for Developing Small Area Plans

Small Area Plans will incorporate the following guiding principles:

Engage the Community to shape the Public Involvement Plan—Establish an Advisory Committee of stakeholders within the boundary. Conduct initial research interviews and review the public involvement plan with the Advisory Committee to refine and improve the plan.

Embody a spirit of collaboration—Engage County Council and Planning Board members and advisory committee at beginning of process to help shape the planning process.

Incorporate Equity

- Evaluate areas of inequality, including in health, housing, economics, education, and access to parks.
- Present this information at the beginning of the planning process with existing conditions information to frame the community discussion.
- Proactively seek to provide equal access and opportunity to all citizens of the County by considering equity in all recommendations.

Use Accessible Language—Use terms that are meaningful and accessible to the general public in plans and public conversations.

Actively Engage the Community

- Provide multiple opportunities in different formats for public engagement.
- Strive to involve the diverse range of community members.
- Seek to understand the range of concerns and aspirations of community members.

Plan for Systems and Interconnections—Evaluate the interrelationships between land use, transportation, housing, jobs, demographics, history, and the environment in analysis of existing conditions and in recommended actions.

Promote Stewardship—Promote protection of environmentally sensitive areas and cultural and historic resources.

Learn from the Past and Prepare for the Future—Evaluate the challenges faced in implementation and effectiveness of previous plans and evaluate multiple future scenarios to plan for innovation and potential changes in demographics, transportation, and employment.

Focus on Implementation—A broad policy framework has been established in Master Plan 2030. Small Area Plans should focus on specific actions to implement policies.

Use Technology to Promote Accessibility—Throughout the planning process use online tools to facilitate and maximize information sharing and solicitation of public feedback

- Clear Communications on Process—Set clear schedule and provide regular updates
- Define major phases
- Report on minor steps in the phases

Elements of a Small Area Plan

The contents of Small Area Plans will be tailored to address the unique needs of each area. The plans are expected to include the following elements as a common structure:

- A. Vision statement
- B. Guiding Principles
- C. Assessment of challenges and opportunities (existing conditions analysis)
- D. Planned Land Use Map—incorporating the Place Type map from Master Plan 2030
- E. Goals and Actions
- F. Implementation Plan

Project Management

Each Small Area Planning Area will have a lead planner and an assistant planner from the Department of Planning to lead the planning process, conduct analyses, facilitate committee meetings, prepare the plan, guide it through the legislative process, oversee its implementation and measure its performance.

The Department of Planning will manage the planning process:

- A Planner will be designated as project manager and primary point of contact
- An additional planner will be assigned to support each area
- The Research, Analysis and Design (RAD) division will provide GIS support for each Small Area Plan

Project Team will include representatives from key departments and will be convened to support the Small Area Plans.

- Project Team will meet as a group for a project kickoff meeting and then as needed during the process
- Planning staff will meet with Project Team members on an individual basis during the planning process as needed

Recommended Small Area Plan Outline

- 1. Introduction
 - a. Vision
 - b. Community Engagement Summary
- 2. Area Characteristics
 - a. History
 - b. Special and Unique Features
- 3. Adopted Plans
 - a. Adopted Community Plans
 - b. Sustainable Community Area Plans
- 4. Harmony with Nature
 - a. Conditions and Trends
 - b. Goals
 - c. Recommended Actions
- 5. Livable Built Environment
 - a. Conditions and Trends
 - b. Goals
 - c. Recommended Actions
- 6. Healthy Community
 - a. Conditions and Trends
 - b. Goals
 - c. Recommended Actions
- 7. Resilient Economy
 - a. Conditions and Trends
 - b. Goals
 - c. Recommended Actions
- 8. Implementation
 - a. Timeline and Lead Agency Roles, Responsibilities, Phasing, and Funding
 - b. Implementation Objective/Metric

Review and Adoption Steps

Steps of Review Process for plan:

- 1. Internal Review
 - a. Department of Planning leadership
 - b. Interdepartmental project team
 - c. County Executive's Office
- 2. External
 - a. Advisory Committee
 - b. General Public Review

Steps of Adoption Process:

- 1. The Advisory Committee provides recommendation to move the draft plan forward
- 2. The Planning Board reviews the plan, make recommended changes and then recommends the plan for County Council review
- 3. The County Council will review, revise and adopt plan

Community Planning Institute

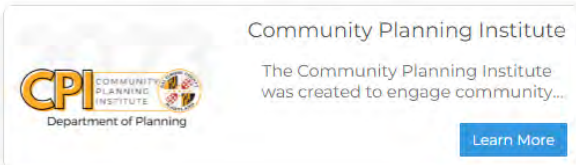


Baltimore County Efficiency Review Recommendations

In February 2021, Baltimore County and independent, nationally recognized consultant Public Works, LLC began a comprehensive assessment of Baltimore County government to identify opportunities for fiscal savings through efficiency in operations and service delivery. Public Work, LLC produced a report titled [Baltimore County Efficiency Review](#).

One of the efficiencies identified for the Department of Planning was to create a Community Planning Institute to engage community members in the planning process and develop a strong cohort of well-informed supporters of Planning Department initiatives.

The program was designed to increase residents' understanding of planning, policy, zoning, and development decision-making and processes. The purpose is to use this program to build on the foundation of community engagement the department has established over the years and relies upon for community planning initiatives and processes, such as the Comprehensive Zoning Map Process (CZMP). Additionally, this program will strengthen a citizen support base for department programs and initiatives, as well as develop citizen leaders who can effectively shape their communities. Graduates of the program will go back to their communities as educated leaders and ambassadors. The program would also provide the department with an opportunity to address the need for greater equity and inclusion in planning efforts.



Based on a recommendation from Baltimore County Efficiency Review report, the Department of Planning created a "Citizens Planning Institute to engage community members in the planning process and develop a strong cohort of well-informed supporters of Planning Department initiatives." Program development has started and is designed to increase residents' understanding of planning, policy, zoning, and development decision-making and processes.

The purpose of this program is to build on the foundation of community engagement the department has established over the years and relies upon for community planning initiatives and processes, such as the CZMP. Additionally, this program would strengthen a citizen support base for department programs and initiatives, as well as to develop citizen leaders who can effectively shape their communities. The program will also provide the department with an opportunity to address the need for greater equity and inclusion in planning efforts. During the Master Plan 2030 community engagement meetings (2021), there were comments related to government transparency, public understanding of government processes and regulations, and more meaningful engagement with the public. The Community Planning Institute will offer a unique opportunity for participants to develop an understanding of the tools and resources available to improve their organizations or tackle challenges in their communities.

Graduates of the program will go back to their communities as educated leaders and ambassadors. The program will also foster capacity building for leaders of non-profits, community associations, and encourage creation of new community development organizations—a goal noted in the Baltimore County Strategic Plan.

Goal 1: Attain full health and well-being for all ages and communities by eliminating health disparities and promoting healthy development and behaviors. <i>Implementation Metric:</i> <i>Increase in the percentage of the population within a mile of grocery stores.</i> <i>Increase in the percentage of the population with a high school degree or higher.</i> <i>Decrease in the percentage of the population living in poverty.</i>				
HC.G1.A1	<p>Ensure our built and natural environments are connected, clean, green, sustainable and accessible so residents will enjoy the physical beauty of Baltimore County and experience positive health impacts that natural resources can provide.</p>	Ongoing (6-10 years)	<p>Planning Recreation and Parks Office of Sustainability Health and Human Services Social Services Public Works and Transportation (DPW&T) Office of Communication Permits, Approvals and Inspections (PAI) Office of Community Engage (OCE) Planning Health and Human Services Social Services Police and/or Fire Circuit Court Baltimore County Publics Schools (BCPS) Recreation and Parks Baltimore County Public Library (BCPL)</p>	
HC.G1.A2	<p>Develop best practices to increase efforts, including public health education, to prevent, reduce and treat substance abuse, including narcotic drug use, opioid addiction and harmful use of alcohol.</p>	Mid-term (3-5 years)		
HC.G1.A3	<p>Promote mental health awareness and well-being for all ages and increase resources and facilities so that all residents can obtain mental health services.</p>	Short-term (1-2 years)	<p>Health and Human Services Social Services BCPS Police, Fire, and 911 Dispatchers Planning Health and Human Services Social Services Recreation and Parks Office of Diversity, Equity, and Inclusion (DEI) Planning Housing and Community Development (DHCD) Social Services BCPS Community College of Baltimore County (CCBC) State Veteran's Affairs Office Economic and Workforce Development (DEWD) BCSTAT/Government Reform and Strategic Initiative (GRSI)</p>	
HC.G1.A4	<p>Develop a suicide prevention plan, with initial focus on youth and at-risk populations, to reduce suicide rates.</p>	Short-term (1-2 years)		
HC.G1.A5	<p>Continue implementing the action plan to reduce the number of individuals becoming homeless for the first time and individuals returning to emergency shelter.</p>	Mid-term (3-5 years)		

HC.G1.A6	Increase resources for senior citizens to age in place comfortably by improving existing ADA accommodations, universal design and incorporating age-friendly design principles into County buildings and spaces.	Short-term (1-2 years)	Planning Aging/Senior Centers Health and Human Services Social Services PAI	
HC.G1.A7	Reduce the number of food deserts and promote access to healthy food for all ages, particularly in low/moderate income communities.	Mid-term (3-5 years)	Planning Health and Human Services Aging DHCD (Disability Commission) BCPS BCSTAT Office of Diversity, Equity, and Inclusion DEWD County Council	
HC.G1.A8	Adopt "Health in All Policies" to incorporate health factors into decision-making across sectors and policy areas.	Mid-term (3-5 years)	All County Agencies	
HC.G1.A9	Strengthen access to equitable health care by promoting workforce diversity, multi-lingual healthcare workers and cultural awareness.	Short-term (1-2 years)	Planning DEWD Health and Human Services CCBC? Office of Diversity, Equity, and Inclusion BCSTAT/GRSI Human Resources	
HC.G1.A10	Enhance the quantity and quality of healthcare options in underserved areas throughout the County regardless of immigration status.	Short-term (1-2 years)	Planning Health and Human Services DPW&T (Access) County Council BCSTAT/GRSI DEI	
Goal 2: Foster safe and stable communities and address public safety issues that affect all residents.				
<i>Implementation Metric: Increase the number of hours spent on public safety community engagement.</i>				
HC.G2.A1	Reduce criminal activity, including violent and organized crime, through effective communication, education, partnership and cooperation on a local and regional basis to create safe communities for all.	Mid-term (3-5 years)	Planning Police, Fire, and 911 Dispatchers Social Services BCPS Recreation and Parks BCSTAT/GRSI	

HC.G2.A2	Provide early intervention initiatives to reduce the number of crimes committed by juveniles and reduce the influence and recruitment efforts of gangs.	Mid-term (3-5 years)	Planning Police BCPS Recreation and Parks Health and Human Services Social Services Circuit Court Juvenile Court
HC.G2.A3	Adopt Vision Zero strategy to provide safer streets for all users, including cyclists, pedestrians and wheelchair users, to reduce traffic-related deaths and injuries to zero fatalities.	Ongoing (6-10 years)	Planning DPW&T County Council PAI Maryland Department of Transportation (MDOT) State Highway Administration (SHA)
HC.G2.A4	Enhance and expand training opportunities for Baltimore County Police Department to ensure best practices and legislative changes and updates are incorporated.	Ongoing (6-10 years)	Planning Police, Fire, and 911 Dispatchers County Council Social Services Office of Budget and Finance BCSTAT/GRSI
HC.G2.A5	Improve emergency services personnel recruitment and retention to increase the number of active providers.	Mid-term (3-5 years)	Planning Police, Fire, 911 Circuit Court Budget and Finance DEWD
HC.G2.A6	Modernize and update the police and fire departments aging facilities, vehicles and technology.	Ongoing (6-10 years)	Planning Police, Fire, 911 Office of Budget and Finance DEWD
HC.G2.A7	Improve police and fire response time and follow-up to citizen calls in order to “close the loop” for completing casework.	Short-term (1-2 years)	Office of Information Technology (OIT) Planning Police, Fire, 911
Goal 3: Provide quality public services for citizens of all ages in all communities.			
<i>Implementation Metric: Increase in the number of visitors to senior centers, libraries and an increase in the number of individuals participating in Rec and Parks programs.</i>			
HC.G3.A1	Implement free, full day, pre-kindergarten in as recommended by the <i>Blueprint for Maryland's Future</i> for children from all households with initial focus on children from disadvantaged households.	Ongoing (6-10 years)	Planning BCPS County Council Health and Human Services DEI

HC.G3.A2	Improve special education and alternative education standalone facilities and resources as outlined in the <i>Multi-Year Improvement Plan for All Schools</i> (MYIPAS) Report.	Ongoing (6-10 years)	Planning BCPS Social Services Health and Human Services	
HC.G3.A3	Ensure County public facilities are accessible and equipped to serve the needs of the community as demographics and needs change.	Ongoing (6-10 years)	Planning BCPL Social Services OIT Recreation and Parks Health and Human Services	
HC.G3.A4	Develop an equitable service area analysis tool for evaluating locations and program needs for community facilities in order to enhance accessibility for residents and increase levels of service as populations change.	Short-term (1-2 years)	BCSTAT/GRSI BCPL Recreation and Parks DEI Aging Police Fire Property Management	
HC.G3.A5	Ensure that senior centers have the capacity, tools and resources necessary to meet the current and future needs of diverse older adults.	Mid-term (3-5 years)	Planning Aging/Senior Centers Health and Human Services OIT	
HC.G3.A6	Provide flexible programs and opportunities in recreation centers by incorporating tools and resources that support a virtual experience.	Mid-term (3-5 years)	Office of Budget and Finance Planning Recreation and Parks OIT	
Goal 4: Provide and promote safe, equitable and inclusive access to quality parks, green space, recreation facilities and programs.				
<i>Implementation Metric:</i> Increase the number of people within a 10-minute walk of a park. Increase total miles/ acres of trails, sidewalks and parks in vulnerable communities and countywide.				
HC.G4.A1	Target the acquisition of land and the development of amenities to better address the needs of underserved communities by using data on the current level of recreational services and open space.	Mid-term (3-5 years)	Planning DPW&T Recreation and Parks Office of Sustainability Budget and Finance County Council DEI	

HC.G4.A2	Renovate and enhance older parks to ensure that they are equitable, meet modern recreational needs and are an asset to the communities and neighborhoods they serve.	Mid-term (3-5 years)	Planning DPW&T Recreation and Parks Office of Sustainability Budget and Finance County Council DEI	
HC.G4.A3	Ensure county residents who live inside the URDL live within a safe 15-minute walk of a park or public open space.	Ongoing (6-10 years)	Planning Recreation and Parks PAI County Council DPW&T	
HC.G4.A4	Engage residents to expand awareness of recreation, parks, trails, services and programs.	Mid-term (3-5 years)	Planning Recreation and Parks PAI Health and Human Services DEI Aging	
HC.G4.A5	Improve the site design of parks and recreation areas to ensure they are accessible, ADA compliant and safe for residents of all ages and abilities.	Mid-term (3-5 years)	Planning Recreation and Parks PAI Health and Human Services DEI Aging	